



# SOLD

## LOW MAINTENANCE APPEAL IN FANTASTIC LOCATION

Set in the highly sought after Mossfiel Estate, this charming 2-bedroom unit presents a unique opportunity for first home buyers, downsizers and investors. Positioned on its own title with no body-corporate, this tidy property offers a blend of comfort and convenience that's hard to beat.

As you step inside, you are greeted by the bright lounge room, bathing in natural light - a space perfect for unwinding or entertaining guests. The generous kitchen is comfortably positioned to allow easy interaction with family or guests in the lounge. Both bedrooms are complemented with built-in-robos and feel very spacious.

A single car garage with remote control provides secure parking with convenient access to the backyard. The property's lovely brick façade contributes to the street appeal, promising a warm welcome every time you return home. The real delight, however, is the outdoor entertaining area. It offers the perfect spot to soak up the sun, enjoy a cup of coffee in the morning or host weekend BBQs.

Nestled in a quiet street, the unit is within a walk or short drive to Hoppers Crossing Secondary College, Mossfiel Primary School, St Peters Primary School and Hogans Corner shopping Centre. With the famous Pacific Werribee shopping Centre just a few minutes away, your retail and dining needs are well taken care of. The property is also within reach of a variety of parklands, offering plenty of options for recreation!

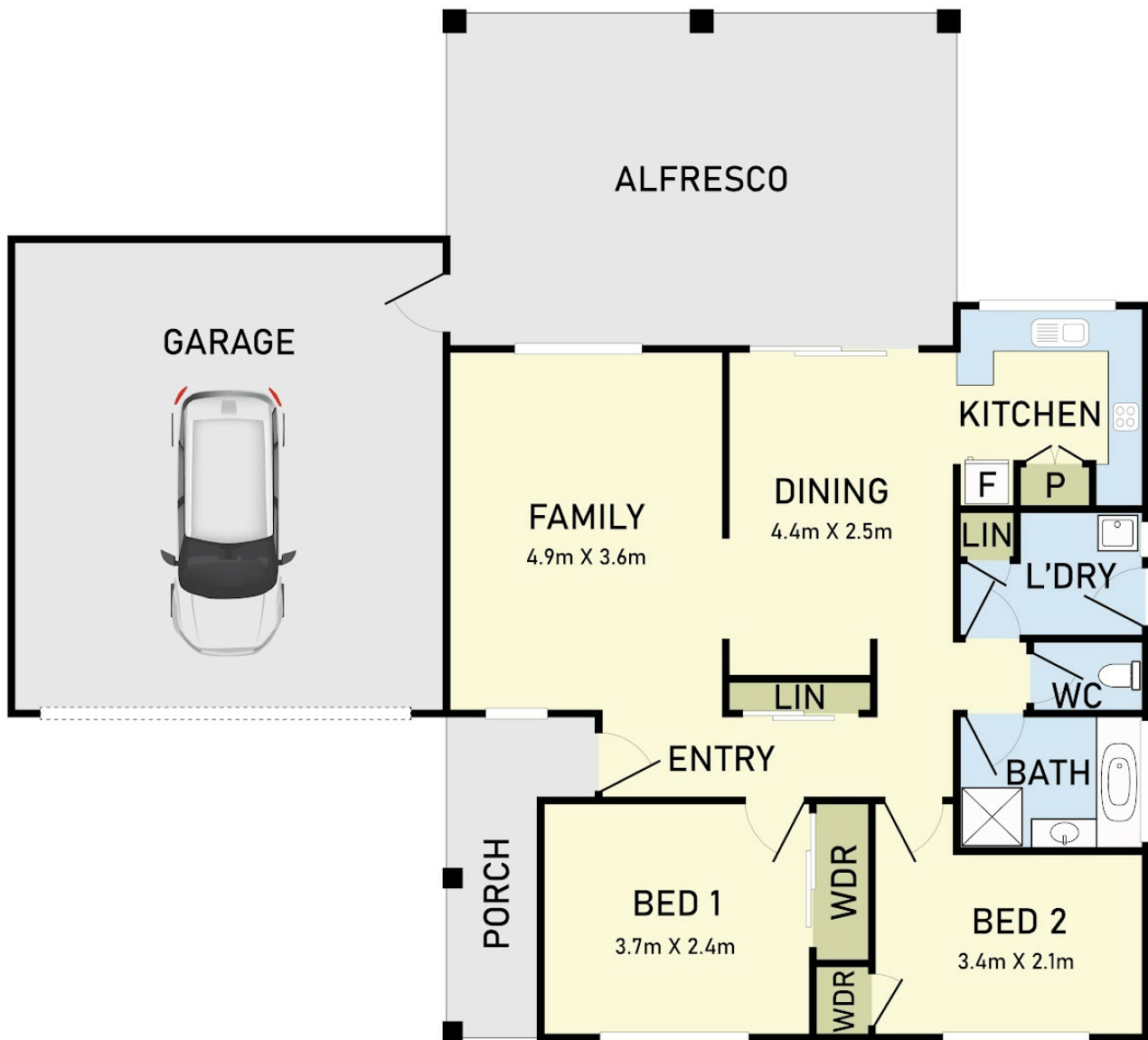
2 BED | 1 BATH | 1 CAR

PRICE:  
\$444,000

OPEN FOR INSPECTION:  
N/A



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## 22B Julier Cres Hoppers Crossing

\* Dimensions are approximate and for illustrative purposes only



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.